

## Statement of Information

# Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb and  
postcode

23 LEONIE AVENUE MOUNT WAVERLEY VIC 3149

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$1,500,000

&

\$1,650,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,634,000

Property type

House

Suburb

Mount Waverley

Period-from

01 Mar 2023

to

29 Feb 2024

Source

Corelogic

### Comparable property sales (\*Delete A or B below as applicable)

**A\*** These are the three properties sold within two kilometres of the property for sale in the last 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

Price

Date of sale

1 SNEAD COURT MOUNT WAVERLEY VIC 3149	\$1,600,000	11-Nov-23
16 CATHERINE AVENUE MOUNT WAVERLEY VIC 3149	\$1,540,000	09-Dec-23
1 EILEEN STREET MOUNT WAVERLEY VIC 3149	\$1,528,000	24-Feb-24

OR

**B\*** ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.~~

This Statement of Information was prepared on: 13 March 2024



## 1 SNEAD COURT MOUNT WAVERLEY VIC 3149

4 2 2

Sold Price **\$1,600,000** Sold Date **11-Nov-23**

Distance **0.6km**



## 16 CATHERINE AVENUE MOUNT WAVERLEY VIC 3149

4 2 1

Sold Price <sup>RS</sup> **\$1,540,000** Sold Date **09-Dec-23**

Distance **0.8km**



## 1 EILEEN STREET MOUNT WAVERLEY VIC 3149

4 2 4

Sold Price <sup>RS</sup> **\$1,528,000** Sold Date **24-Feb-24**

Distance **0.93km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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